

2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

May 18, 2015

MONDAY

6:00 p.m.

CONFERENCE ROOM A
2nd Floor, City Hall

2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.

*The meeting was called to order by **Chair Don Simmons, Ph.D.** at 6:01 PM.*

*Commissioners Present: **Don Simmons, Jason Hatwig, Robin Goldbeck***

*Commissioners Absent: **Paul Halajian, Patrick Boyd***

*Staff Present: **Karana Hattersley-Drayton, Casey Lauderdale, Daniel Zack***

II. APPROVE MEETING MINUTES

The minutes for the April 27th meeting were not available.

III. APPROVE AGENDA

*The agenda was approved 3-0 with a motion by **Goldbeck** and second by **Hatwig**.*

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Hold a Workshop/Charrette to Review Potential Elevation Drawings for a Proposed 8-Unit Housing In-fill Project Located at 1743 and 1745 L Street, Adjacent to the Helm Home (1901), HP#112 and the Long (Black) Home (1907) HP#113.

Staff Recommendation: Provide comments. No formal action will be taken.

***Karana Hattersley-Drayton** gave a brief PowerPoint on the proposal for in-fill at 1743 and 1745 L Street. A historic property, the Newman Home, was located on the parcel at 1743 L and burned and was ultimately demolished.*

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Claudia Cazares (Staff, Granville Homes) gave an overview of the proposed project. The actual number of residential units is 16 (not 8). The company has learned some useful lessons from the Crichton Place project (directly across the street). They are having difficulties leasing them as they are “condos” and too large for many tenants. The proposed infill at 1743-1745 will include 4, 4-plex units with two buildings on each parcel. The parcels are 50x150 feet. No City or RDA funding is included. The setback will match that of the historic buildings on either side of the vacant parcels. Porches will be 8 feet deep. There will be a decorative dormer on the roof of the front units.

Chair Simmons asked about the orientation of the porches.

Cazares: The porches on the front buildings will face L Street. The porches on the rear units also will be oriented towards L but this could be altered.

A question was asked about the siding.

Cazares: It will be similar to the siding used on the new units at the Bungalow Court on Divisadero.

Simmons: Asked whether there would be parking for these units?

Cazares: There will be parking off the alley, but she noted that parking in the downtown area is relaxed, thus there is not the typical number of required parking spaces as in other areas.

Goldbeck: Wondered whether there would be covered parking?

Cazares: Responded that there is room but a decision has not been made as to whether it should be covered, or not.

Zack: Asked whether there were thoughts yet about the number of spaces?

Cazares: No decision has been made.

Hatwig: Suggests that given the layout, it appears to be about 5 or 6. He expressed an interest in seeing more information about the setbacks. He cannot tell whether they are measured to the porch or the wall. Would also like to know what they are for the adjacent properties and for the prior building (the Newman Home) that was located on the parcel.

Goldbeck: Asks about the location of the porches, size of each building and the bedroom count for each unit.

Darius Assemi (Granville Homes): Each building is 2400 sf. Each unit contains one bedroom apartments.

Hatwig: Notes that he has no problem with the proposed elevation drawings.

Goldbeck: Would like to see more articulation of the roof to make them more similar to adjacent buildings.

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Discussion ensues regarding the placement of the porches, entryways, and the actual building material.

Simmons: *Expressed support for the 8 foot porches and agreed that the dormers appear too small and out of scale.*

Assemi: *Feels that the dormers can be made wider.*

Goldbeck: *Will the dormer be functional?*

Assemi: *They have not decided. Don't know if these can legally be vents or not.*

Simmons: *With two doors on the entry level, where will the stairs be to access the top units?*

Assemi: *Entry to the top floor will be on the side of the building.*

Hatwig: *Tenants can hang things up for sun shade so the setback is good.*

Simmons: *Wonders if the tenants will have access to the open space amenities across the street?*

Assemi: *Agrees that this would make sense.*

Hatwig: *Asks about the green space on the site plan.*

Cazares: *This is a placeholder for trash cans.*

Goldbeck: *Asks what is the demographic that they are seeking? Singles? If so, will they stay there long?*

Assemi: *Notes that they wanted to attract families to Crichton Place but it has been a challenge. Instead, they are seeing mostly singles rent together.*

Simmons: *What is the current occupancy at Crichton Place?*

Assemi: *Twenty-four of the 28 units have been rented.*

Chair Simmons opened the workshop to the public for questions.

Paula Mickalian (1701 E. Stuart, Fresno): *Asks about the distance between the buildings and how these compare to other properties on the street. She also asks about number of parking spaces and their location. What is the timeline and what will be the rent?*

Darius Assemi: *Answered questions about spacing; he is not sure about rent or timeline.*

Chair Simmons: *Asked how the palm tree in the former front yard of the Newman Home will be treated. Notes that there was a valiant effort to save it when the house caught on fire.*

Assemi: *If it can be saved, we will save it.*

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Zack: *The tree appears to be in the middle of the lot.*

Hatwig: *Suggests that it could be moved to the corner of the parcel.*

Simmons: *Mentions that the Newman Home was the site of an art installation, and had yarn applications that were the work of the LA County Museum of Art. Postcards were made of this. Vans of people stopped by and all the photos included the palm tree.*

Goldbeck: *Will the project come back before the Commission?*

Hattersley-Drayton: *Yes [Ed note: this was a conceptual presentation only.]*

Hatwig: *Firewalls will be expensive; will that be an issue?*

Assemi: *They will follow all codes.*

Simmons: *Asks if this project fits within the scope of downtown planning?*

Zack: *Yes, housing is a huge goal and the City also wants to encourage transit use.*

Simmons: *Notes that he had expected to see 8 units and surprised to see 16. It will be useful to have more eyes on the alley.*

VII. CHAIRPERSON'S REPORT

Chair Simmons thanked everyone who participated in the Historic Preservation week events. The Discovery Center, as an example, was very pleased with the turnout at their event and the artist(s) benefited.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

There were no reports from Commission members.

B. Staff

1. Report on "Every Building Has a Story": Fresno's Historic Preservation Week May 2-9.

Karana Hattersley-Drayton thanked **Don Simmons** and **Jason Hatwig** for their leadership and hard work on the events at the Brewery and the Discovery Center. Also thanked Heritage Fresno and the various other participants for a great week of activities.

2. Power Point from 2015 Mayoral Historic Preservation Awards, April 30th, 8:30 AM City Hall.

Ms. Hattersley-Drayton showed the Power Point from the Mayoral Awards Ceremony. She noted that there were 12 separate awards this year and she thanked both **Chair Simmons** and **Paul Halajian AIA** for serving on the jury.

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3. Huntington Boulevard Historic District Final Application, City Council, Thursday May 21, 2015 (5:30 PM).

Hattersley-Drayton invited the Commissioners and the public to the Council hearing for the Huntington Boulevard Historic District.

C. General Public

Chair Simmons thanked **Daniel Zack** for speaking to Fresno State Humanics students. He noted that the students raised \$5,000 for the Fresno Metro Ministry for their Better Blackstone (and other) projects.

He also noted that he and others are already planning for next year's Historic Preservation week. Also several commissioners and staff will attend a training in Placerville on June 4th, put on by the Office of Historic Preservation.

IX. NEXT MEETING: June 22, 2015 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

The meeting was adjourned at 6:51 PM.

Respectfully submitted:

Karana Hattersley-Drayton, M.A.
Secretary

Casey Lauderdale, Planner II
Recording Secretary